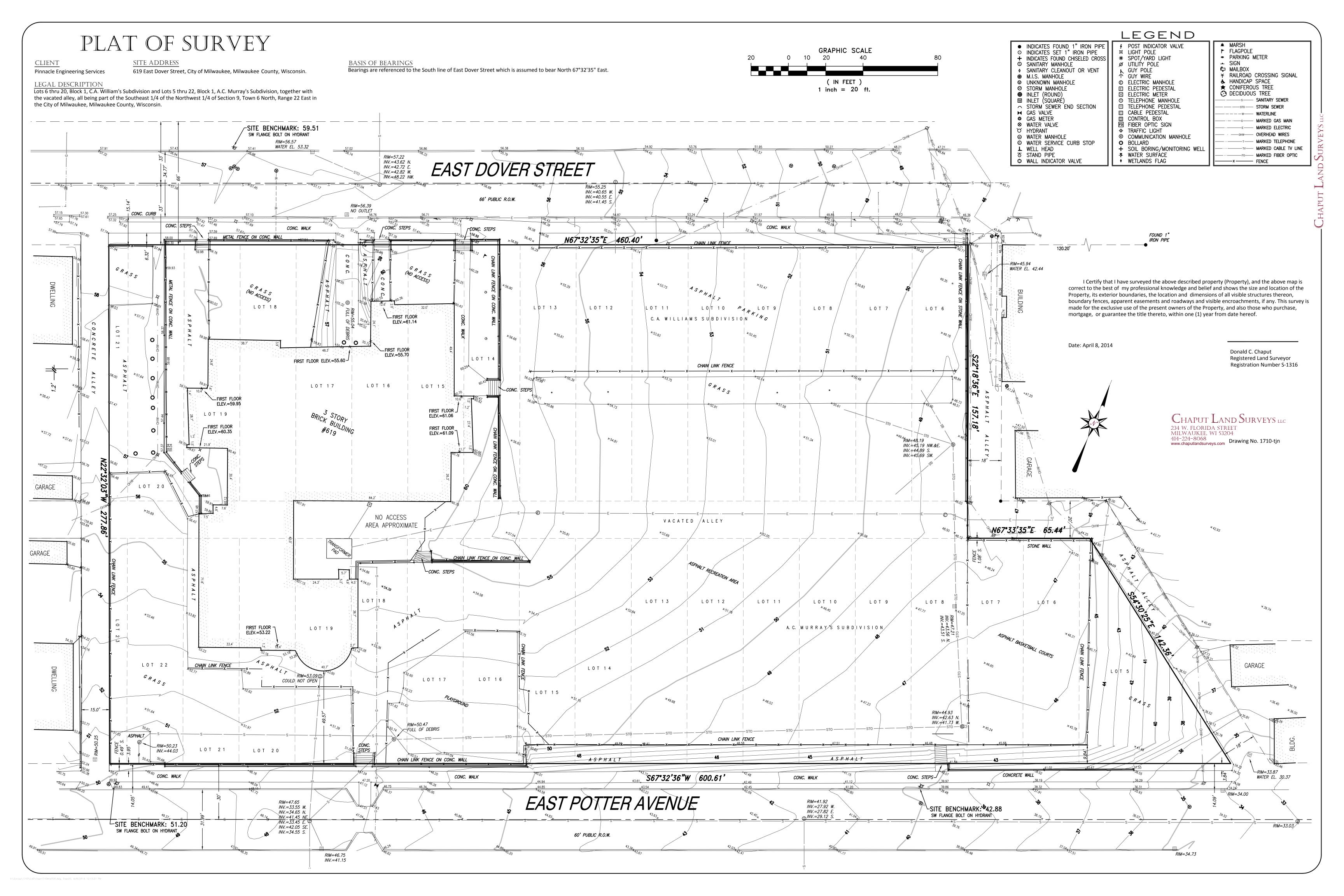


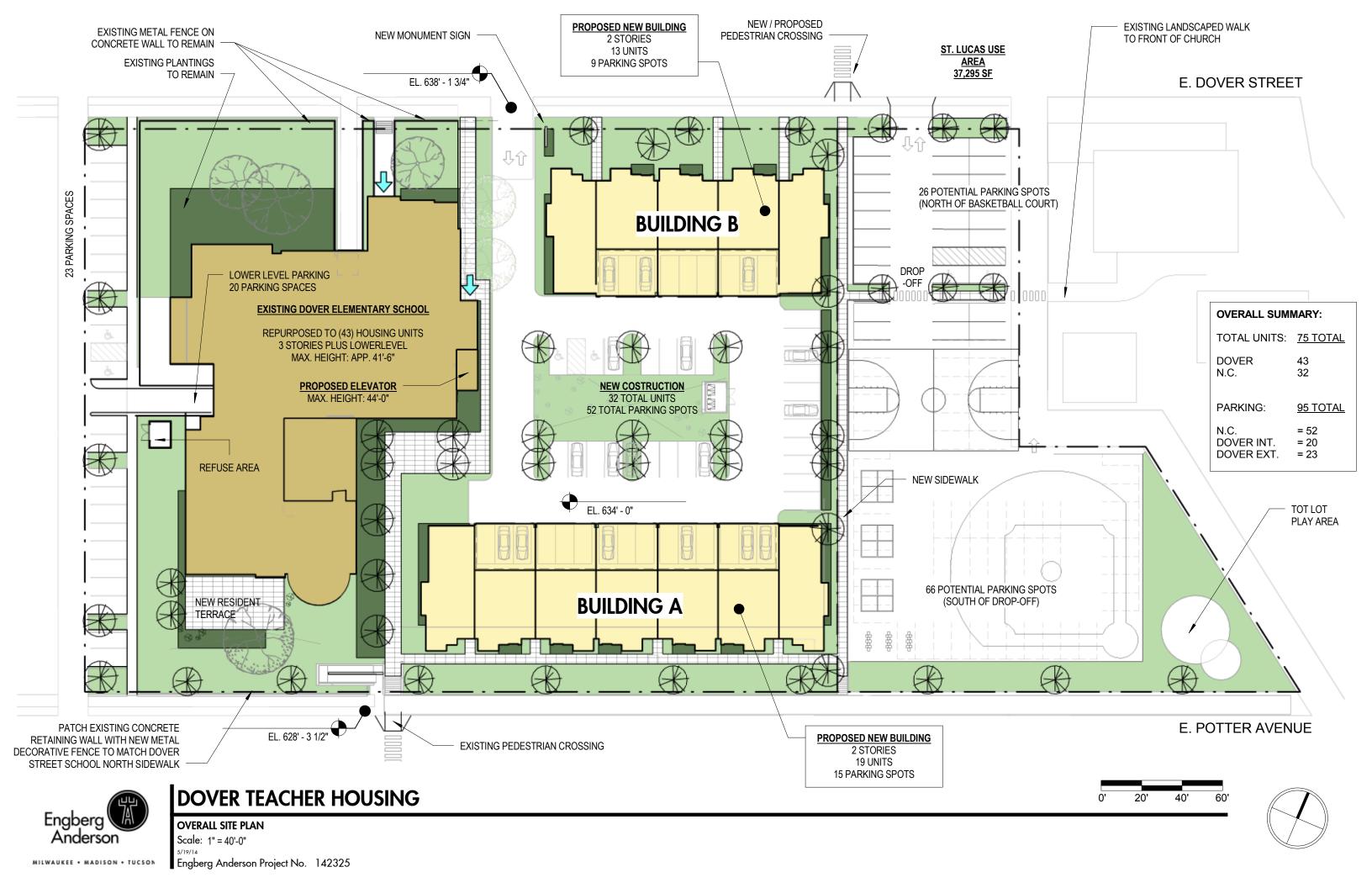


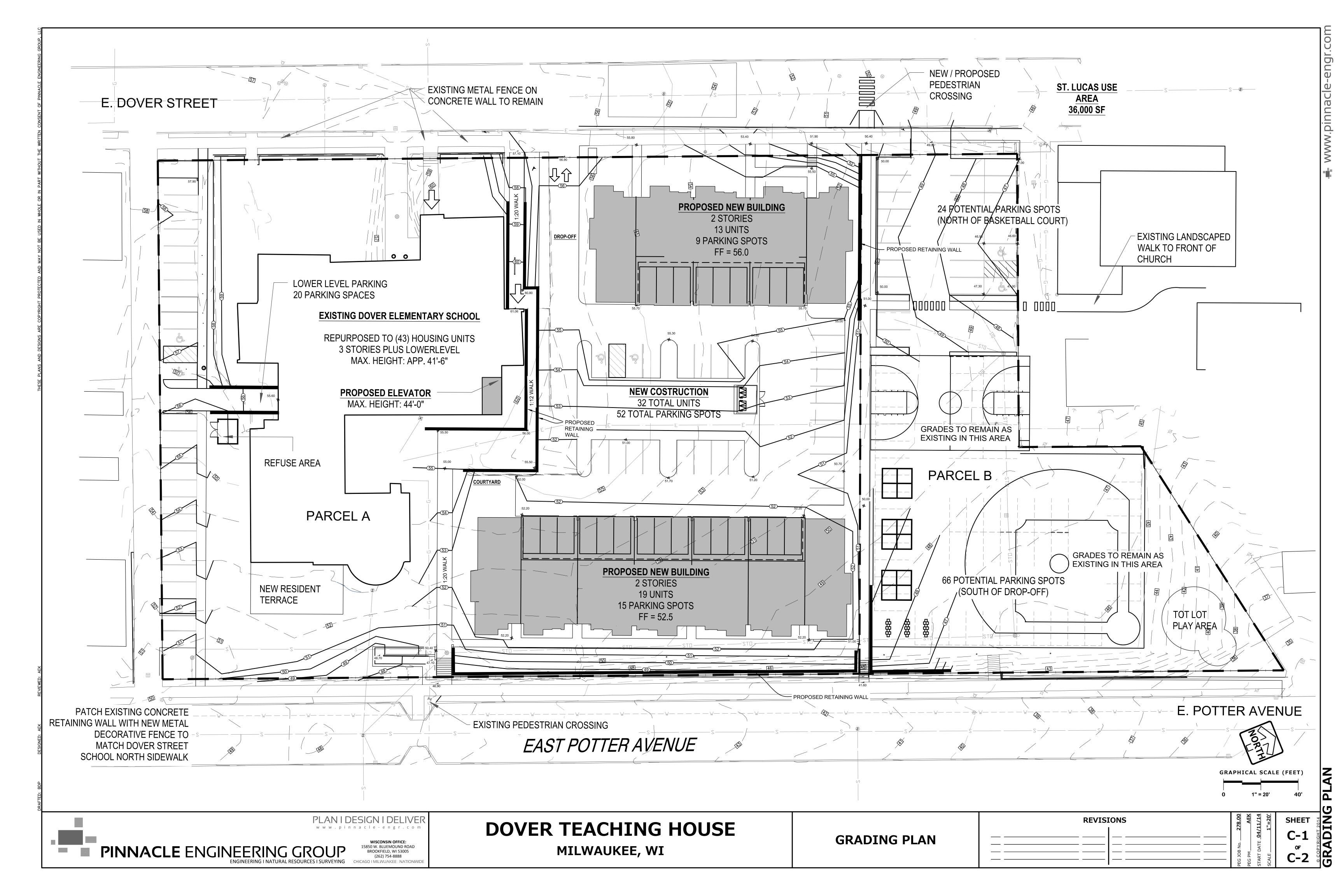
0' 75' 150' 300' 450'

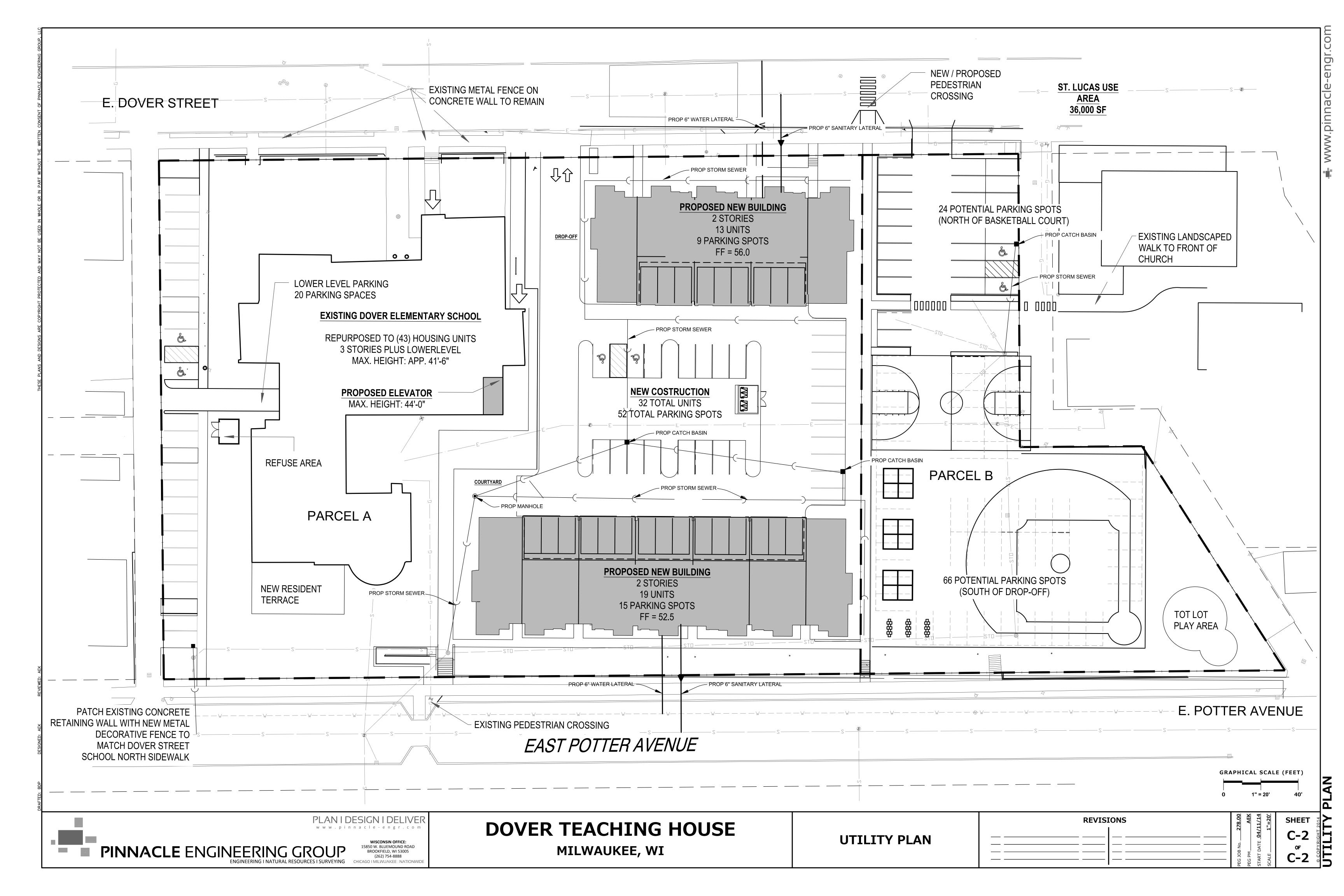
VICINITY MAPScale: 1" = 300'-0"
_{5/19/14}



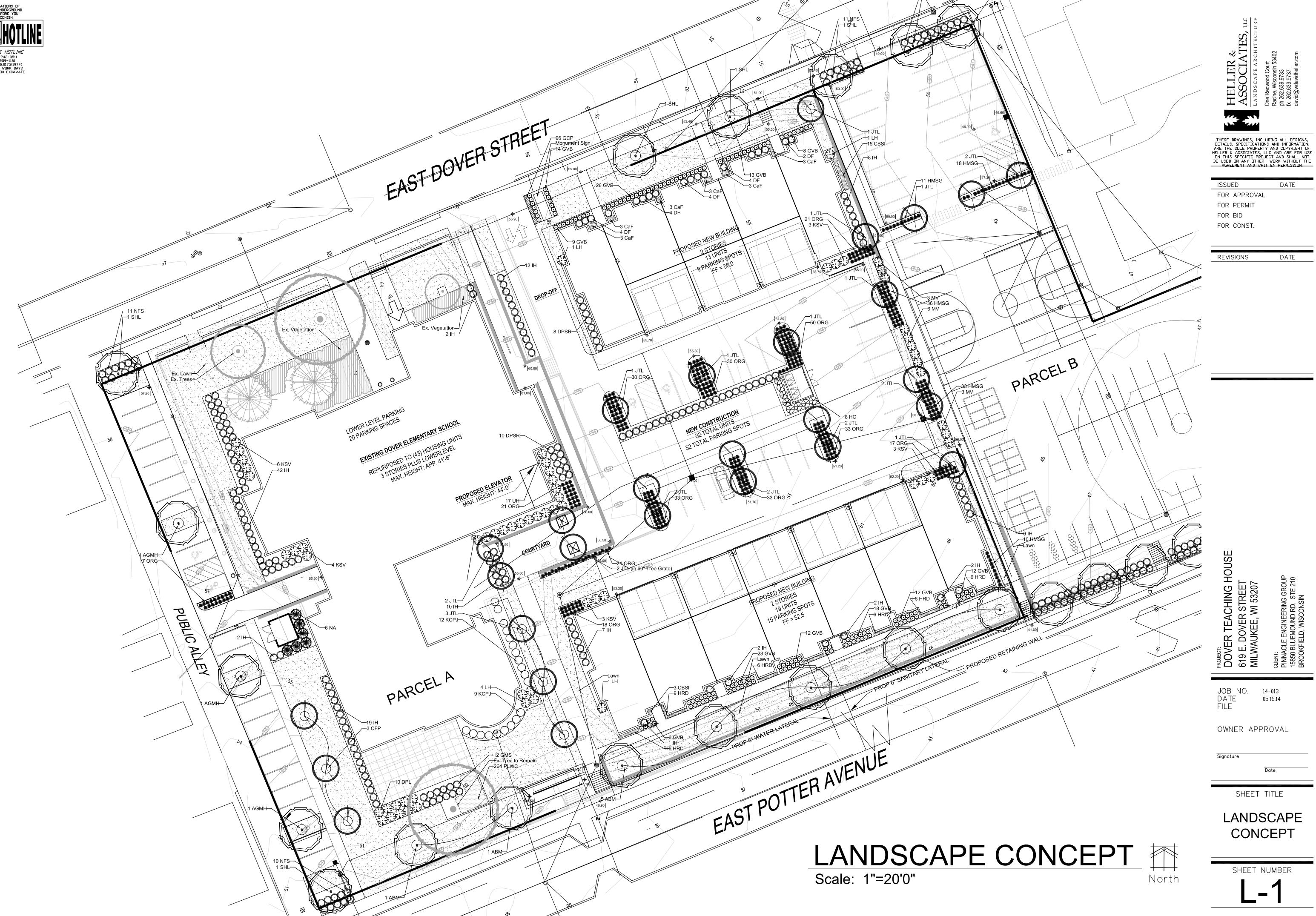




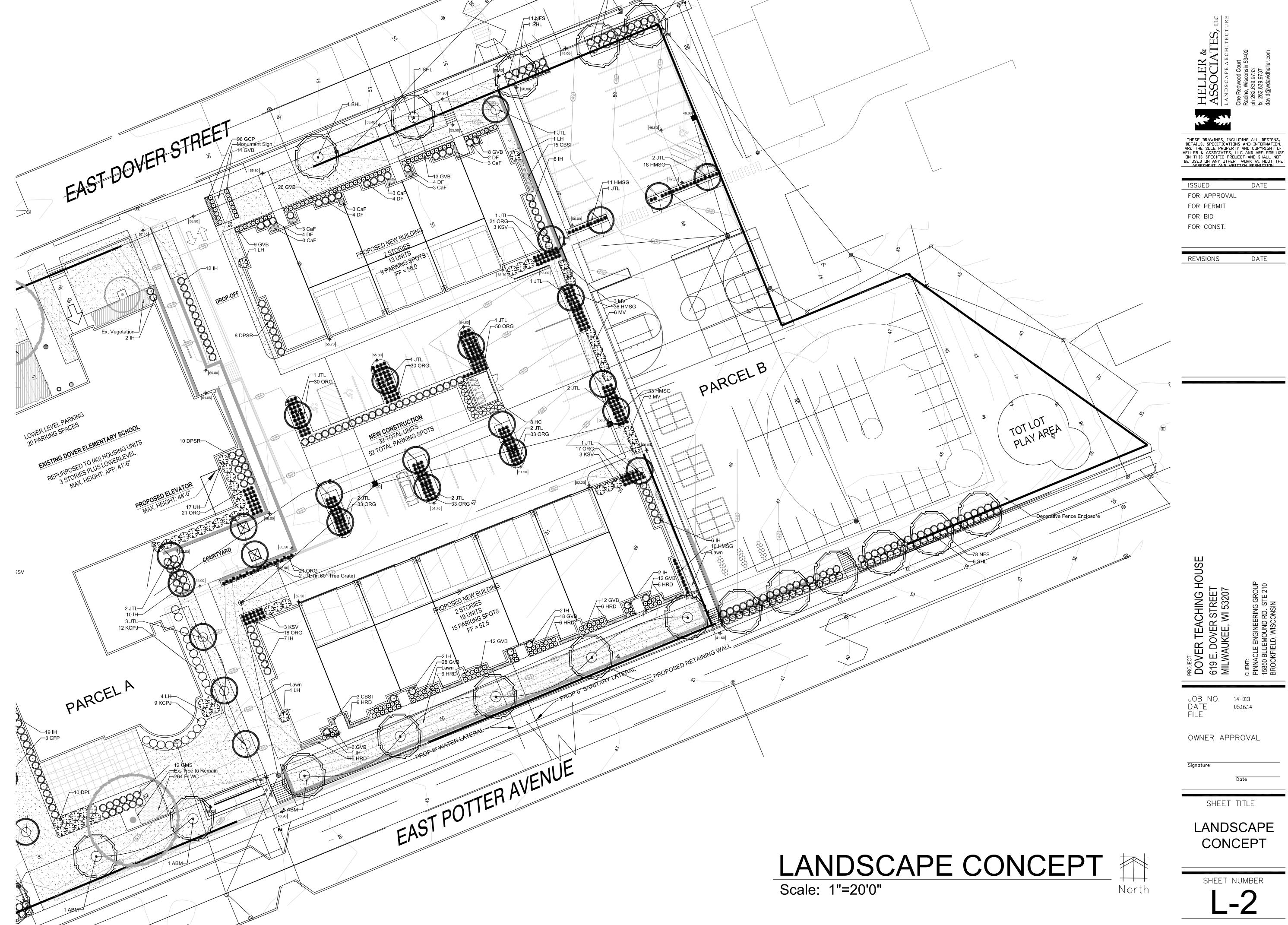




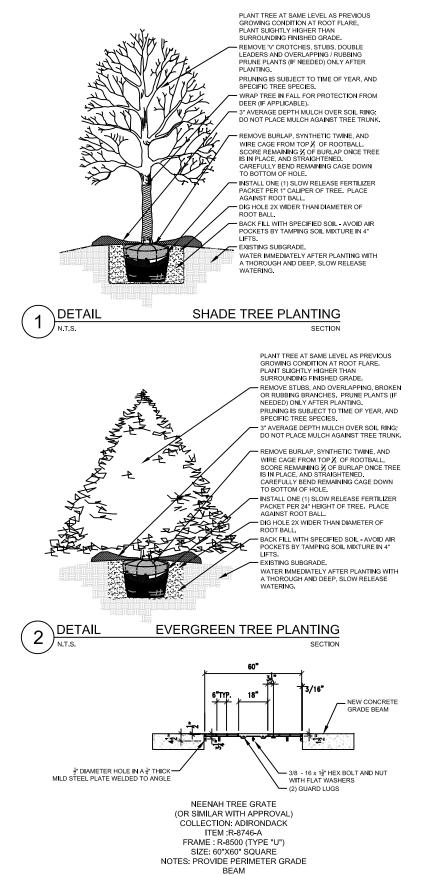




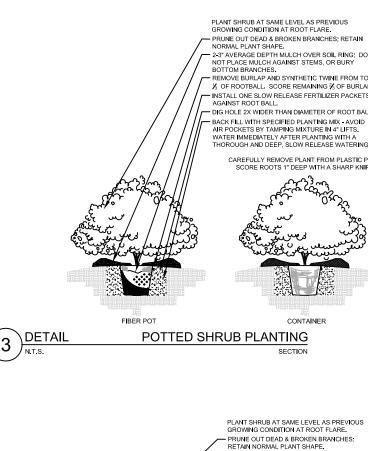




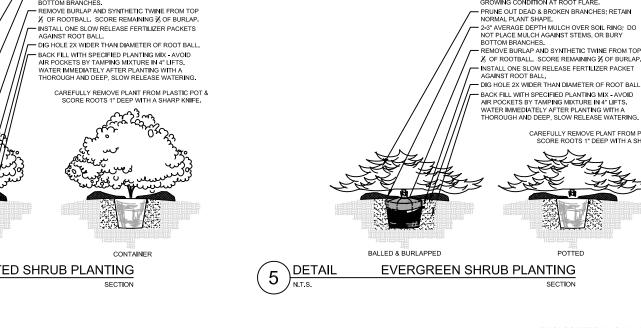


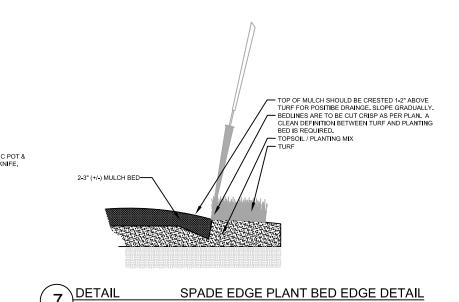


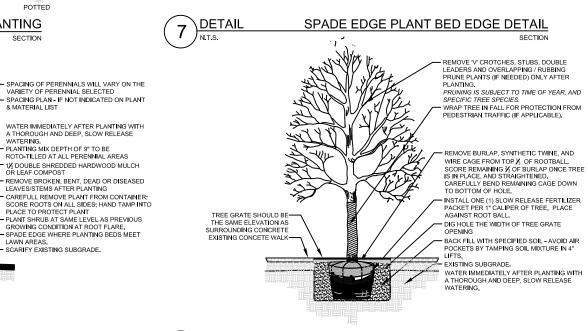
TREE GRATE INSTALLATION



DIG HOLE 2X WIDER THAN DIAMETER OF







ERENNIAL PLANTING SECTION 8 DETAIL TREE PLANTING IN TREE GRAT SECT

PLANTING & HARDSCAPE DETAILS

PLANT		PLANT MATERIAL PROPOSED				
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES
Proposed	Landscape Mat	erials				
SHADE TRE	EES (DECIDUOU	(S)				
ABM	7	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SHL	13	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
AGMH	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair (Male)	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
ORNAMEN	NTAL TREES (DE	-				
CFP	3	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting
JTL	25	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting
EVERGREE						
NA	6	Thuja occidentalis 'Nigra'	Nigra Arborvitae	5-6'	B&B	Evenly shaped tree with branching to the ground
EVERGREE	N SHURBS					
GVB	144	Buxus x 'Green Velvet'	Green Velvet Boxwood	22"	B&B	Full rounded well branched shrub
KCPJ	21	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	20-24"	Cont.	Full rounded well branched shrub
DECIDUOL	JS SHRUBS					
HC	8	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	Cont.	Full, well rooted plant, evenly shaped
DF	18	Fothergilla gardenii	Dwarf Fothergilla	24-30"	Cont.	Full, well rooted plant, evenly shaped
IH	113	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
LH	7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	42"	Cont.	Full, well rooted plant, evenly shaped
UH	17	Hydrangea paniculata 'Unique'	Unique Hydrangea	42"	Cont.	Full, well rooted plant, evenly shaped
DPSR	18	Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped
GMS	12	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
NFS	128	Spirea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped
DPL	10	Syringa meyeri 'Palabin'	Palabin Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped
KSV	19	Viburnum carlesii	Koreanspice Vibunrum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
MV	12	Viburnum lantana 'Mohican'	Mohican Viburnum	42 48"	B&B	Full, well rounded plant with moist rootball and healthy appearance
IVIV	12	Vibullium fantana Monican	Wollican Vibulliun	40	DQD	run, wen rounded plant with moist rootban and hearthy appearance
ODNIAMEN	NTAL GRASSES					
ORG	324	Calamagrostis acutiflora 'Karl Foerster'	Overdam Feather Reed Grass	#1	Cont.	Full, well rooted plant
HMSG		Panicum virgatum 'Heavy Metal'		#1		·
піліза	108	Panicum virgatum Heavy Wetai	Heavy Metal Switch Grass	#1	Cont.	Full, well rooted plant
HEDBACEC	OUS PERENNIAI	c				
			Hanny Baturns Davilly	#1	Cont	Full well rected plant, evenly shaped
HRD	39	Hemercallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped
CBSI	18	Iris sibirica 'Caesars' Brother'	Caesars' Brother Siperian Iris	#1	Cont.	Full, well rooted plant, evenly shaped
CaF	18	Lobelia cardinalis	Cardinal Flower	#1	Cont.	Full, well rooted plant, evenly shaped
GROUNDO						
PLWC	264	Euonymus fortunei 'Coloratus'	Pupleleaf Wintercreeper	3"	Pot	Full, well rooted plant, evenly shaped
	URFGRASSES					
LAWN	2335	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	2335	Erosion Matting for sloped seeded areas	see plan for area delineation		SY	American Excelsior Company Curlex Net Free (or approved equal)
SOD		Sodded Areas (identified on plan)	see plan for area delineation		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation
Hardscape	Materials					
	2	Neenah 60" Sqaure Tree Grates	see plan for location	60"x60"	EA	
	170	Shredded Hardwood Mulch (3" depth)	18,500 SF		CY	
	114	Soil Amendments (2" depth)	18,500 SF		CY	
	65	Pulverized Topsoil (Lawn Area)	21,000 SF		CY	
	114	Pulverized Topsoil (2" over bed areas)	18,500 SF		CY	
		, (=	•			
		2" PVC Sleeve	irrigation / lighting access		LF	Schedule 40 PVC
		Downspout Extentions	determine at time of installation		LF	55.553.6 101 70
		Downspout Extentions Downspout Adapters	determine at time of installation		EA	
		Downspout Auapters	aetermine at time of installation		ĽА	
		*Landssans sounts 0titi	ided as a conjecto the Landscore Contractor Landscore	decano Carter de	r ic roon ===="1"	le for verifying those counts and quantities in order to provide a country lands
						le for verifying these counts and quantities in order to provide a complete landscape
		installation as outlined on this Landsca				nd the Landscape Master Plan, the Landscape Master Plan-including the graphics
		1	and notation	ns depicted there	ein- shall gove	ern.

Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807):

10% Mid Atlantic Kentucky Bluegrass

20% Merit Kentucky Bluegrass

20% Boreal Red Fescue

20% Pennant Fine Perennial Ryegrass

10% Atlantis Kentucky Bluegrass 10% Dragon Kentucky Bluegrass 10% Palmer III Fine Perennial Ryegrass Seed at rate of 3# per 1000 SF

PLANT & MATERIAL SCHEDULE

Scale: None

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50 /50 mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:

3/4 CY Peat Moss or Mushroom Compost3/4 CY blended/pulverized Topsoil

2 pounds starter fertilizer

½ CY composted manure

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:

No bare spots larger than one (1) square foot

No more than 10% of the total area with bare areas larger than one (1) square foot

A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

Scale: None



THESE DRAWINGS, INCLUDING ALL DESIGNS,
DETAILS, SPECIFICATIONS AND INFORMATION,
ARE THE SOLE PROPERTY AND COPYRIGHT OF
HELLER & ASSOCIATES, LLC AND ARE FOR USE
ON THIS SPECIFIC PROJECT AND SHALL NOT
BE USED ON ANY OTHER WORK WITHOUT THE
AGREEMENT AND WRITTEN PERMISSION.

ISSUED DATE

FOR APPROVAL

FOR PERMIT

FOR BID

FOR CONST.

REVISIONS	DATE		
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7			
<u> </u>			

DOVER TEACHING HOUSI 619 E. DOVER STREET MILWAUKEE, WI 53207

JOB NO. 14-013 DATE 05.16.14 FILE

OWNER APPROVAL

Signature

Date

SHEET TITLE

LANDSCAPE DETAILS, NOTES & SCHEDULES

SHEET NUMBER

L-3



BUILDING A - SOUTH ELEVATION



BUILDING A - NORTH ELEVATION



DOVER TEACHER HOUSING

BUILDING A - ELEVATIONS

Scale: 1/16" = 1'-0"



BUILDING B - NORTH ELEVATION



DOVER TEACHER HOUSING

BUILDING B - ELEVATIONS

Scale: 1/16" = 1'-0"

Engberg Anderson Project No. 142325

Anderson MILWAUKEE + MADISON + TUCSON

Engberg V



PLEASE NOTE:
BUILDING B EAST AND WEST
ELEVATIONS ARE SIM.

BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION



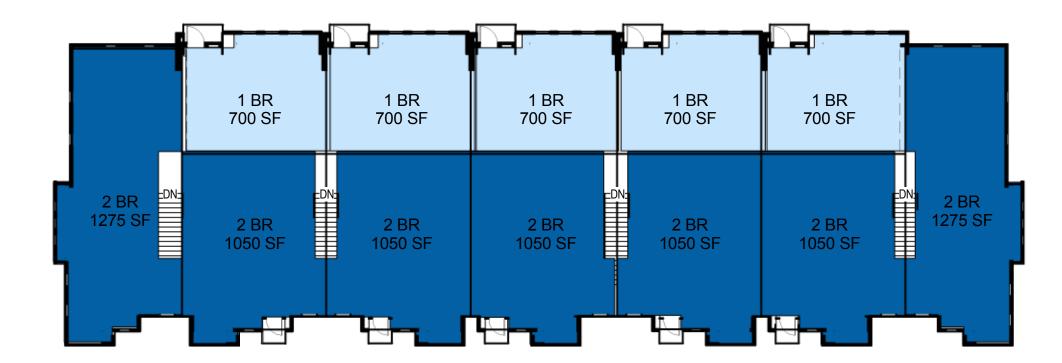
DOVER TEACHER HOUSING

)' 4' 8' 16'

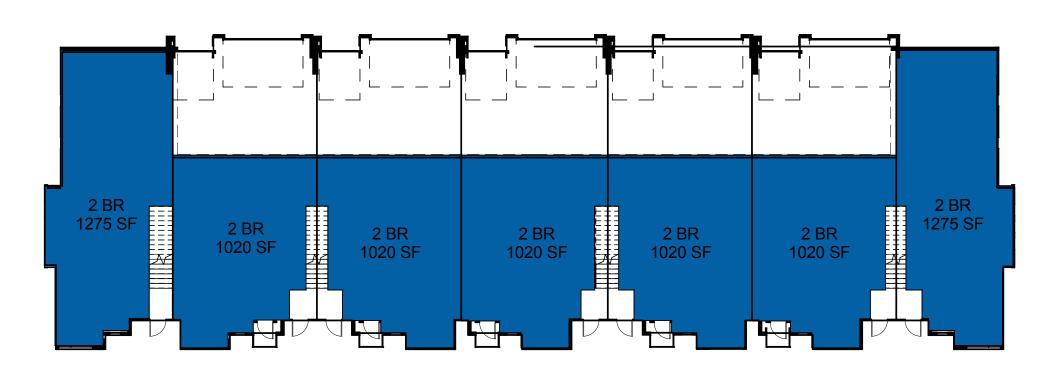
BUILDING A - ELEVATIONS

Scale: 1/16" = 1'-0"

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BUILDING A - LEVEL TWO PLAN

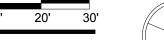


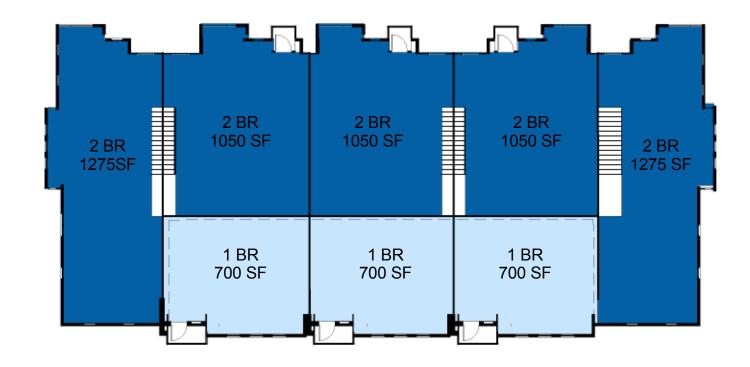
BUILDING A - LEVEL ONE PLAN



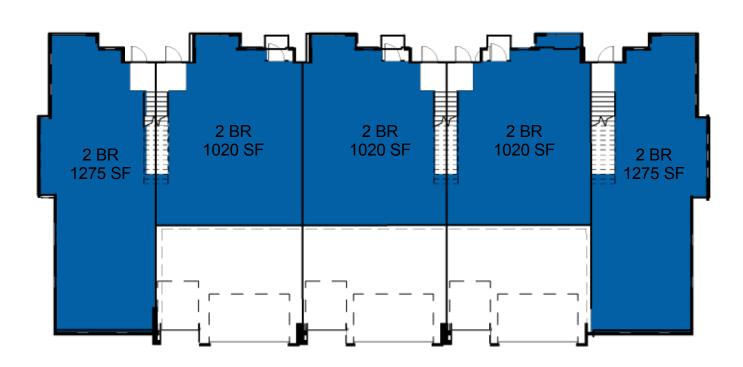
DOVER TEACHER HOUSING

0' 10' 20'





BUILDING B - LEVEL TWO PLAN



BUILDING B - LEVEL ONE PLAN



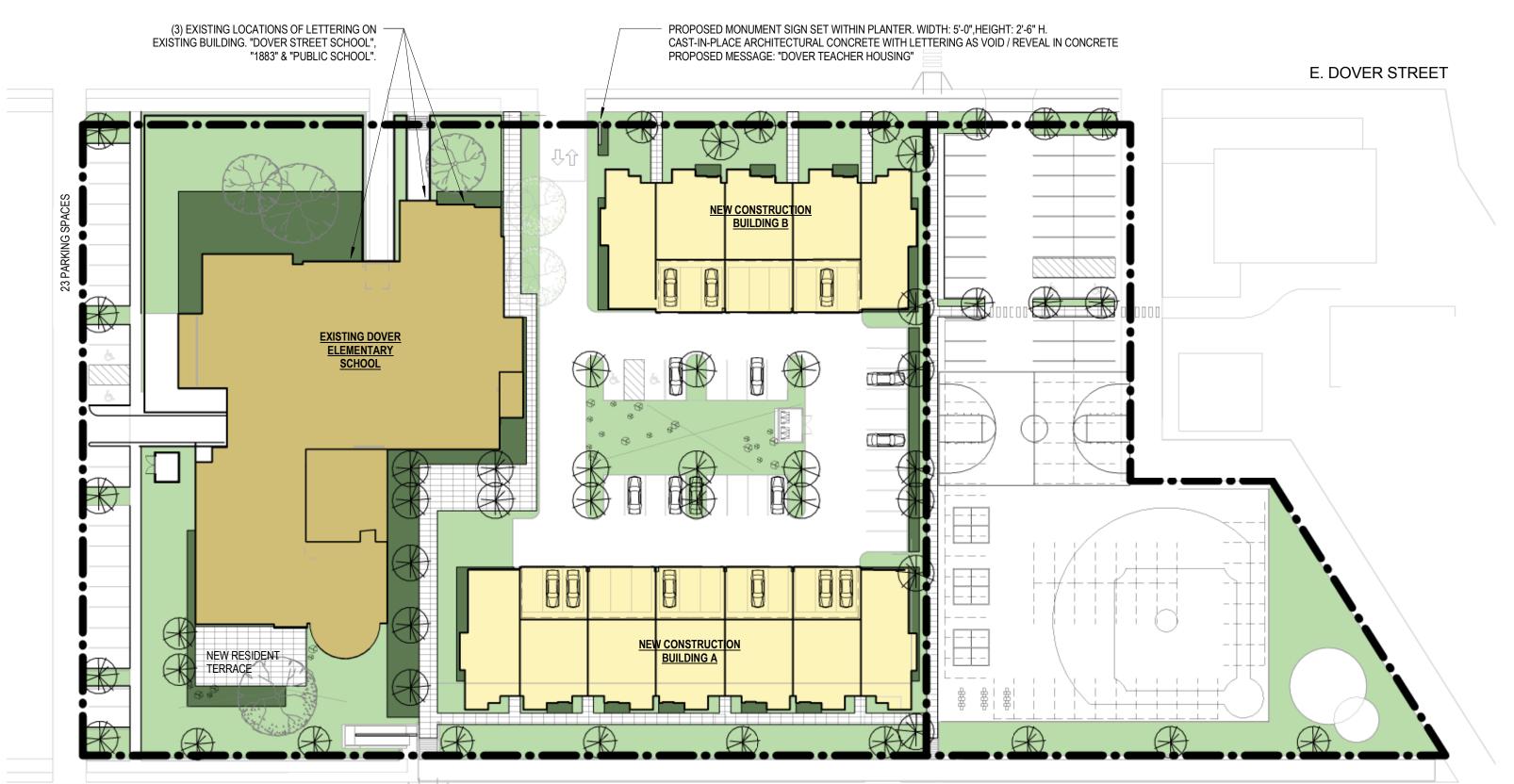
DOVER TEACHER HOUSING

0' 10' 20'



BUILDING B - PLANS Scale: 1" = 20'-0"

MILWAUKEE + MADISON + TUCSON



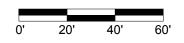




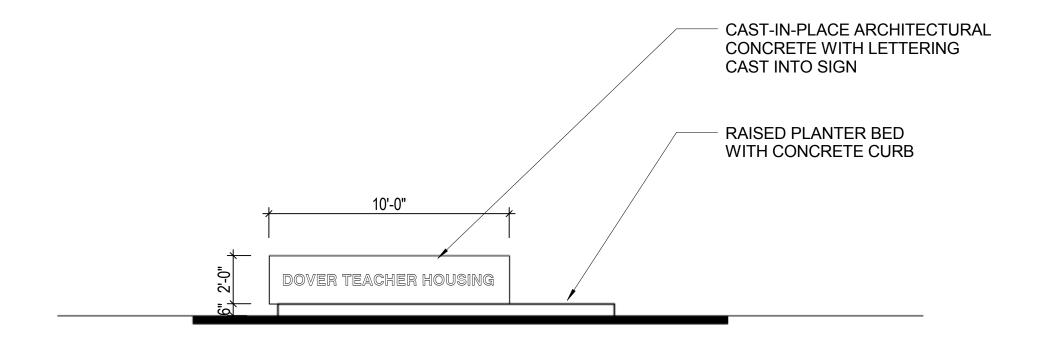
SIGNAGE PLAN

Scale: 1" = 40'-0"

MILWAUKEE + MADISON + TUCSON









PROPOSED MONUMENT SIGN ELEVATION

Scale: 1/4" = 1'-0"

MILWAUKEE + MADISON + TUCSON Er





MILWAUKEE + MADISON + TUCSON

DOVER TEACHER HOUSING

PERSPECTIVE
Scale:
5/19/14
Engberg Anderson Project No. 142325





MILWAUKEE + MADISON + TUCSON

DOVER TEACHER HOUSING

Unnamed

Scale



E. DOVER STREET LOOKING WEST AT EXISTING DOVER STREET SCHOOL.



SITE PHOTOGRAPHS



E. DOVER STREET AT DOVER STREET SCHOOL ENTRANCE.



SITE PHOTOGRAPHS



E. DOVER STREET LOOKING WEST AT ST. LUCAS LUTHERAN CHURCH



MILWAUKEE + MADISON + TUCSON

DOVER TEACHER HOUSING

SITE PHOTOGRAPHS